

Recorded at Request of \_\_\_\_\_  
at \_\_\_\_\_ M. Fee Paid \$ \_\_\_\_\_ by \_\_\_\_\_ Dep.  
Book \_\_\_\_\_ page \_\_\_\_\_ Ref. \_\_\_\_\_ Mail tax  
notice to Grantee \_\_\_\_\_ Address 44308 SW. Knight Rd. Gaston Or. 97119

ENT 98741 BK 4139 PG 843  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
1996 Dec 06 2:01 pm FEE 27.00 BY BLT  
RECORDED FOR PRO-TITLE AND ESCROW INC

# WARRANTY DEED

PTE - 6951

Maurice W. Jackson and Leah G. Jackson

grantor

of Washington, County of Washington  
hereby CONVEY and WARRANT to

State of Utah,

Gary R. Hubbs and Sandra P. Hubbs, husband and wife as joint tenants

of Gaston, County of Multnomah  
for the sum of

grantee  
State of Oregon,

- - TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS - -

the following described tract of land in Utah County,  
State of Utah:

**\*\* See Exhibit "A" Hereto Attached And Made A Part Thereof \*\***

SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, AND TO  
GENERAL PROPERTY TAXES FOR 1996 AND THEREAFTER.

WITNESS the hand of said grantor, this 4th day  
of December, A.D. one thousand nine hundred and ninety six.

Signed in the presence of \_\_\_\_\_

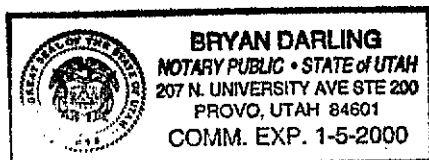
Maurice W. Jackson  
Leah G. Jackson

STATE OF UTAH               )  
County of UTAH             ) ss.

On the 4th day of December 1996 A.D. one thousand nine hundred and ninety six, personally appeared before me

Maurice W. Jackson and Leah G. Jackson

the signer of the foregoing instrument, who duly acknowledged to me that they executed the same.



*Bryan D. Hall*  
Notary Public

Lots 1,2,3 and 4, West half of Northeast Quarter, Southwest Quarter, Northwest Quarter of the Southeast Quarter of Section 32, Township 9 South, Range 4 East, Salt Lake Base and Meridian.

ALSO, East half of Southeast Quarter and Southwest Quarter of the Southeast Quarter of Section 32, Township 9 South, Range 4 East, Salt Lake Base and Meridian. LESS Sold for Lots. LESS 5.97 acres sold State Road Commission. LESS 6.08 acres sold D & RG RR. LESS 1.97 acres sold Ralph Morrison

ALSO, Beginning 645.00 feet West of the Northeast Corner of Section 5, Township 10 South, Range 4 East, Salt Lake Base and Meridian, thence along West side of D & RG RR Right of Way, South 10° 10' West 1192.00 feet; thence leaving RR Right of Way South 82° 55' West 446.00 feet; thence South 8° 55' West 145.00 feet; thence South 38° West 398.00 feet; thence South 17° 35' West 265.00 feet; South 34° 45' East 170.00 feet; thence South 8° 10' West 120.00 feet; thence North 73° 15' West 542.00 feet; thence North 34° 20' East 448.00 feet; thence North 54° 15' West 262.00 feet; thence North 3° 25' West 833.00 feet; thence North 41° West 930.00 feet to North Quarter Corner of Section 5; thence East 2045.00 feet more or less to beginning.

ALSO, Beginning at a point in a fence line which point is East along the Section line 850.80 feet from the South Quarter Corner of Section 5, Township 10 South, Range 4 East, Salt Lake Base and Meridian; thence North 5° 28' East along the fence line 42.50 feet to a fence line; thence North 70° 44' West along said fence line 67.90 feet to a fence line; thence North 15° 37' East along said fence line 181.60 feet to a fence line; thence North 30° 23' West along said fence line 76.10 feet to a fence line; thence North 26° 42' West along said fence line 54.80 feet to a fence line; thence North 10° 15' East along said fence line 15.50 feet to a fence line; thence North 40° 02' West along said fence line 39.00 feet to a fence line; thence South 39° 30' West along said fence line 17.00 feet to a fence line; thence North 33° 40' West 271.20 feet to a fence line; thence North 0° 39' West along a fence line 221.40 feet to a fence line; thence North 53° 35' East along said fence line 70.00 feet to a fence line; thence North 5° 25' East along said fence line 37.00 feet to a fence line; thence North 62° 25' West along said fence line 68.90 feet to a fence line; thence North 0° 39' West along said fence line 476.70 feet to a fence line;

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thence North 24° 46' East along said fence line 302.23 feet; thence South 79° 50' East 501.20 feet; thence North 28° 56' East 54.00 feet; thence North 88° 16' East 140.90 feet to a fence line; thence North 75° 50' East along said fence line 239.70 feet to a fence line; thence North 61° 38' East along said fence line 69.20 feet to a fence line; thence North 17° 52' East along said fence line 398.40 feet to a fence line; thence North 5° 45' East along said fence line 219.10 feet to a fence line; thence North 66° 16' East along said fence line 236.00 feet to a fence line; thence South 76° 53' East along said fence line 64.50 feet to a fence line of the Westerly side of U.S. Highway No. 6 and 50; thence North 1° 00' West along said fence line 215.00 feet; thence North 0° 52' West along said Highway line 1256.50 feet; thence along the West side of the D & RG RR Right of Way South 10° 10' West 1192.00 feet; thence South 82° 55' West 446.00 feet;

thence South 8° 55' West 145.00 feet; thence South 38° 00' West 398.00 feet; thence South 17° 35' West 265.00 feet; thence South 34° 45' East 170.00 feet; thence South 8° 10' West 120.00 feet; thence North 73° 15' West 542.00 feet; thence North 34° 20' East 448.00 feet; thence North 54° 15' West 262.00 feet; thence North 3° 25' West 833.00 feet; thence North 41° 00' West 930.00 feet to the North Quarter Corner of Section 5, Township 10 South, Range 4 East, Salt Lake Base and Meridian; thence South on a line connecting the North Quarter Corner and the South Quarter Corner of Section 5, 3897.00 feet to the South Quarter Corner of Section 5; thence East along the Section line 850.80 feet to the point of beginning.

ALSO Beginning at the East Quarter Corner of Section 5, Township 10 South, Range 4 East, Salt Lake Base and Meridian; thence North 1° 20' West along a line connecting the East Quarter Corner and the Northeast Corner of Section 5, 1256.80 feet to said Northeast Corner of Section 5, thence West along a line connecting the Northeast Corner and the North Quarter Corner of said Section 5, 355.10 feet to a fence line on the Easterly line of U.S. Highway No. 6 and 50; thence South 4° 33' East along said fence line 1260.40 feet; thence East 226.00 feet to the point of beginning. Note: The Meridian used in this survey is a line connecting the South Quarter Corner and the Southeast Corner of Section 5, Township 10 South, Range 4 East, Salt Lake Base and Meridian; said line bears East.

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ALSO Beginning at the North Quarter Corner of Section 5, Township 10 South, Range 4 East of the Salt Lake Base and Meridian; thence South 3960.00 feet to the Section line; thence West along said Section line 2643.30 feet; thence North 1329.70 feet; thence North 27° East 3020.00 feet; thence East 1271.30 feet more or less to the place of beginning.

ALSO Beginning at a point in a fence line which point is East along the Section line 850.80 feet from the South Quarter Corner of Section 5, Township 10 South, Range 4 East, Salt Lake Base and Meridian; thence North 5° 28' 00" East along a fence line 42.50 feet to a fence line; thence North 70° 44' 00" West along said fence line 67.90 feet to a fence line; thence North 15° 37' 00" East along said fence line 181.60 feet to a fence line; thence North 30° 23' 00" West along said fence line 76.10 feet to a fence line; thence North 26° 42' 00" West along said fence line 54.80 feet to a fence line; thence North 10° 15' 00" East along said fence line 15.50 feet to a fence line; thence North 40° 02' 00" West along said fence line 39.00 feet to a fence line; thence South 39° 30' 00" West along said fence line 17.00 feet to a fence line; thence North 33° 40' 00" West along said fence line 271.20 feet to a fence line; thence North 00° 39' 00" West along said fence line 221.40 feet to a fence line; thence North 53° 35' 00" East along said fence line 70.00 feet to a fence line; thence North 05° 25' 00" East along said fence line 37.00 feet to a fence line; thence North 62° 25' 00" West along said fence line 68.90 feet to a fence line; thence North 00° 39' 00" West 476.70 feet to a fence line; thence North 24° 46' 00" East along said fence line 302.23 feet; thence South 79° 50' 0" East 501.20 feet; thence North 28° 56' 00" East 54.00 feet; thence North 88° 16' 00" East 140.90 feet to a fence line; thence North 75° 50' 00" East along said fence line 239.70 feet to a fence line; thence North 61° 38' 00" East 69.20 feet to a fence line; thence North 17° 52' 00" East along said fence line 398.40 feet to a fence line; thence North 05° 45' 00" East along said fence line 219.10 feet to a fence line; thence North 66° 16' 00" East along said fence line 196.76 feet to the Westerly line of U.S. Highway No. 89; thence South 00° 28' 48" East along said Right of Way line 180.36 feet; thence continuing along said Right of Way line Southwesterly 352.04 feet around the periphery of a curve to the right concave Westerly having a radius of 895.04 feet (chord= South 24° 21' 42" West 349.78 feet) thence South 29° 22' 29" West continuing along said Right of Way line 86.52 feet; thence South 64° 37' 58" West continuing along said Right of Way line 48.69 feet;

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thence continuing along said Right of Way line Southwesterly 371.35 feet around the periphery of a curve to the Right concave Westerly having a radius of 1485.00 feet (chord= South 28° 27' 40" West 370.38 feet); thence South 35° 37' 30" West continuing along said Right of Way line 318.52 feet; thence continuing along said Right of Way line Southwesterly 495.19 feet around the periphery of a curve to the left concave Easterly having a radius of 1665.30 feet (chord= South 27° 06' 23" West 493.37 feet); thence South 18° 35' 15" West continuing along said Right of Way line 335.09 feet; thence South 15° 31' 53" West continuing along said Right of Way line 242.50 feet; thence South 14° 45' 00" West continuing along said Right of Way line 264.16 feet to a fence line on the South line of said Section 5; thence West along said fence line 82.54 feet to the point of beginning.

ALSO, Commencing North along the Section line 33.33 feet and West 577.21 feet from the East Quarter Corner of Section 5, Township 10 South, Range 4 East, Salt Lake Base and Meridian; thence South 38' 35" West along fence line 70.54 feet; thence South 38° 53' 45" West along fence line 43.34 feet; thence South 43' 46" West along fence line 223.61 feet; thence South 14' 59" West along fence line 208.49 feet; thence South 7° 32' 13" West along fence 261.50 feet; thence South 15° 12' 44" West along a fence line 164.15 feet; thence South 20° 50' 32" West along fence line 129.00 feet; thence North 57° 35' 58" West along fence line 74.00 feet; thence North 32° 22' 38" West along fence line 251.71 feet; thence North 10° 41' 02" West along fence line 366.98 feet; thence North 77° 34' 02" West along fence line 71.05 feet; thence South 30° 38' 45" West along fence line 306.92 feet; thence North 400.00 feet East 264.40 feet; thence North 574.61 feet; thence South 55° 19' 05" East 46.25 feet to the point of beginning.

LESS AND EXCEPTING from all of the land described above in the following: Any portion thereof lying within the boundaries of the land described in Deed of Personal Representative, recorded July 16, 1992, as Entry No. 35743, in Book 2967, at Page 286, Utah County Recorder's Office. Also, Any portion lying within the boundaries of or previously deeded to The State Road Right of Way Commission. Also, any portion lying within the boundaries of D & RG RR.

ALSO, LESS AND EXCEPTING THEREFROM Oil, Gas and Minerals located in, on, or under subject land and the rights related thereto.

Together with all water rights pertaining to the Crab Creek drainage as well as Thistle Creek water rights and Strawberry water rights and any and all other water, mineral and mining rights pertaining to said properties.